

APPLICATION FOR CONDITIONAL USE PERMIT
COUNTY OF SIBLEY
GAYLORD, MN 55334

Date Jan 9 19 92 Permit Fee: \$ 4140. Permit No. 598

LEGAL DESCRIPTION OF PROPERTY: Plot 5 to 111.5 51' 1/4

Township 113N (Tennant) Range 26W Section 29

Road: Township Zoning District: R-2 Gen Bg

PRESENT USE OF PROPERTY: Ag / Woodland

TYPE OF CONDITIONAL USE REQUESTED: Construction of a 422' transmitting tower and antenna building.

DESCRIBE OPERATION TO BE ENGAGED IN ON CONDITIONAL USE PROPERTY: _____

Estimated cost: \$ \$35,000 Estimated completion: Spring 92

Additional Information: Permit # 3488 50' back = 3742

Signature of Applicant: John L. K.

Address: 126 Ridge Lane
Marquette, MN 56001

Telephone: 507 345 4537

PLANNING COMMISSION & COUNTY BOARD INFORMATION

STANDARDS FOR CONDITIONAL USE ACCORDING TO ORDINANCE: Approved Denied

- | | | |
|-----------------------------------------------|-------|-------|
| 1. Relationship to other property in vicinity | _____ | _____ |
| 2. Effect on development of area | _____ | _____ |
| 3. Utilities, access, drainage, etc. | _____ | _____ |
| 4. Parking & Loading space | _____ | _____ |
| 5. Odor, fumes, dust, noise, etc. | _____ | _____ |

PUBLIC HEARING: Location Carthage Dinner Restaurant Date 2/3/92

NOTICE GIVEN TO: Property owners 1/2/92 Township 1/2/92
Municipalities _____ Other _____

NOTICE PUBLISHED: Newspaper Capital Pub Date 1/21/92

PLANNING COMMISSION RECOMMENDATION: The denial of this permit.

Date: 2/3/92 Signed: (J. L. K.)
Chairman

COUNTY BOARD: Denial of this permit with findings attached.

Date: 2/25/92 Signed: Don McQuinn BP
Chairman

Findings

1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
3. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
4. Also the economics within the small area this proposal would be located.

SIBLEY COUNTY BOARD of COMMISSIONERS

District 1 - John Bach
District 2 - Robert Bade
District 3 - Leo Bauer
District 4 - Donald H. Becke
District 5 - Don Schwecke



Courthouse
400 Court - P.O. Box 171
Gaylord, Minnesota 55334
Tel 612 - 237-2943

March 31, 1992

John Linder
Box 1420
Mankato, MN 56001

Dear Mr. Linder,

On February 25, 1992 the Planning and Zoning Administrator, presented the request for a conditional use permit for the construction of a transmitting tower in Jessenland Township which had been tabled at the February 11, 1992 County Board meeting. The Commissioners have viewed this proposed site for the tower and gathered the following findings:

1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
3. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
4. Also the economics within the small area this proposal would be located.

The conditional use application for the construction of a transmitting tower was denied by the Sibley County Board as recommended by the Planning and Zoning Commission because of the proximity to a County Park and its proximity to Conservation lands.

Cordially,

Sibley County Board of Commissioners Chairman

NOTICE OF DECISION TO DENY
CONDITIONAL USE PERMIT

IN THE MATTER of the application of
John Linder, Mankato, MN for a Conditional
Use Permit for the construction of a
transmitting tower within the A-2 General
Agricultural District.

TO: John Linder and Jessenland Township.


You and each of you are hereby notified that the Sibley County Board of Commissioners denied the Conditional Use Permit filed by John Linder, Mankato, MN on Tuesday February 25th, 1992.

You are further notified that at the meetings of the Sibley County Planning and Zoning Commission and the Sibley County Board of Commissioners due consideration was given to all facts and/or opinions presented and all facts necessary to deny a Conditional Use Permit.

The following resolution was adopted:

BE IT RESOLVED: That the application filed by John Linder, Mankato, MN for a Conditional Use Permit for the construction of a transmitting tower within the A-2 General Agricultural District located to wit: Part of SE 1/4 of SE 1/4 Section 28, Township 113N, Range 26W (Jessenland Township) (Be Denied) with findings attached.

Sibley County Planning and Zoning Commission


Jeffery W. Majeski
Zoning Administrator
Sibley County, MN
(612-237-2947)

Dated this 25th day of February, 1992

EXHIBIT 3

CITY OF LE SUEUR
203 SOUTH SECOND STREET
P.O. BOX 176
LE SUEUR, MINNESOTA 56058
(612) 665-6401
Fax (612) 665-8952

March 12, 1992

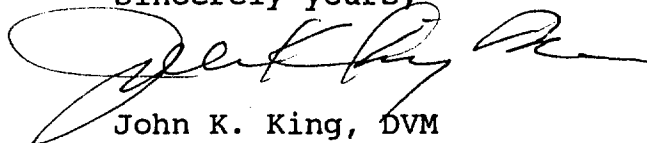
Mr. Robert Johnson
KRBI Radio
112-1/2 N Main Street
Le Sueur, MN 56058

Dear Bob:

I am writing this letter of support and appreciation for KRBI Radio. Your station has provided exceptional services for our community. Reporting of Le Sueur governmental activities and Le Sueur City Council meetings have been prompt, fair, and accurate. Your cooperation in providing public service announcements has been exceptional.

As a business owner in Le Sueur, I feel that you have done a very good job of providing support for our community, and have been cooperative and professional in dealing with business requests which I have had.

Sincerely yours,



John K. King, DVM
Mayor, City of Le Sueur
Le Sueur Veterinary Services, Inc.

JKK/ljs

CITY OF LE SUEUR
OFFICE OF ECONOMIC DEVELOPMENT
112 NO. MAIN
LE SUEUR, MINNESOTA 56058
(612) 665-3435

ALLEN F. CORDS
EXECUTIVE ADMINISTRATOR

June 4, 1991

Mr. Robert Johnson
KRBI Radio
112 1/2 N Main Street
Le Sueur MN 56058

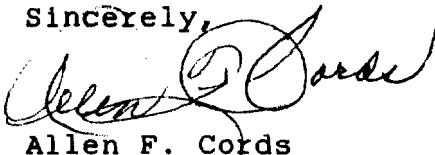
Dear Mr. Johnson:

We want to thank you for the role KRBI Radio is playing in our program to encourage economic development in our area. As we put our marketing material together for our continuing effort to increase economic activity in the Le Sueur area, we are pleased to be able to include KRBI Radio as a local asset to business. Obviously there is some variation in the services you provide to business and industry due to the varying nature of businesses. For instance, not all industry needs the kind of special service you provide to local canning industry during their busy canning season, but all business and industry benefit from your regular daily news broadcasts, school announcements, weather conditions, etc. Families of all business enjoy the excellent play-by-play coverage of local athletic events.

Certainly your regular reporting of meetings of local government and the school system is another important role your station provides. Mr. Johnson, we want you to know that we are pleased to be able to include a good local radio station as a Le Sueur asset in our marketing efforts.

We look forward to our continued good working relationship, as we continue our efforts to improve economic activity in the area.

Sincerely,



Allen F. Cords

CITY OF LE SUEUR
203 SOUTH SECOND STREET
P.O. BOX 176
LE SUEUR, MINNESOTA 56058
(612) 665-6401
Fax (612) 665-8952

March 13, 1992

Mr. Robert Johnson
KRBI Radio Station
112-1/2 N Main Street
Le Sueur, MN 56058

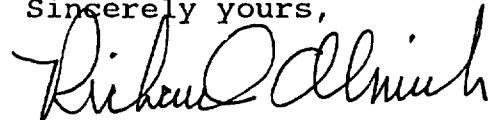
Dear Bob:

The purpose of this letter is to express a sincere thank you to you and your staff for the excellent service you have provided to the City Government and the community in general during the past years.

Your organization has assisted us greatly in marketing and promoting certain City services and programs to the community. Over the years, your broadcasting of "Public Service Announcements" on our behalf has provided the City with a "no cost" means of properly disseminating information to community residents.

Again, thank you for your cooperation and assistance.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Richard Almich", written over a horizontal line.

Richard Almich
City Administrator

RA/ljs

Chamber of Commerce

500 North Main Street
Le Sueur, Minnesota 56058

612/665-2501

March 10, 1992

Mr. Bob Johnson
KRBI Radio
112 1/2 North Main
Le Sueur MN 56058

Dear Mr. Johnson:

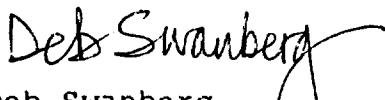
With regard to the question of how our organization and this community is affected by the service of your radio station, I can confidently say the answer is: "Positively!"

In a small community as Le Sueur, population 3,714, the local radio station serves not only as a source of entertainment and news, but most importantly as a source of community information. KRBI Radio is a trusted source for our community.

Your genuine interest in the community of Le Sueur is shown by the amount of care you and your staff take in making your services available to all sectors of our community. I realize that the radio station is a business that you run and do it very well. However, you go the extra mile to accommodate the wishes of the people.

The Le Sueur Area Chamber of Commerce has always received the utmost cooperation and support from KRBI. The purpose of our organization is to be concerned with the health of the entire community. We appreciate your efforts in assisting in making Le Sueur a great place in which to live, work, play and do business.

Sincerely,



Deb Swanberg
Executive Director



Le Sueur Police Department

Harry F. Thorau, Chief of Police

228 North Main Street

Le Sueur, Minnesota 56058

Tel: (612) 665-3313 FAX: (612) 665-8952



March 10, 1992

KRBI Radio
Le Sueur, MN 56058
Attention: Bob Johnson, Owner

Dear Mr. Johnson,

I would like to take this opportunity to inform you that your radio station, KRBI, has played an important role in the conveyance of public service and public safety announcements for the City of Le Sueur and its police department.

Radio has always been a great aid at a time when the public needs to be contacted and informed in matters of public safety. Your radio station has always responded, and thus contributed a lot in the area of safety and education.

I thank you for the services in the past and look forward to working with you in the future.

Yours truly,

A handwritten signature in black ink, appearing to read "Harry F. Thorau".

H.F. Thorau, Chief of Police
Le Sueur Police Department
Le Sueur, MN 56058

HFT:sb

"Affirmative Action/Equal Opportunity Employer"

Le Sueur-Henderson Jr.-Sr. High School

901 East Ferry Street
Le Sueur, MN 56058
(612) 885-3305



107 North Eighth Street
Henderson, MN 56044
(612) 248-3280

March 10, 1992

Bob Johnson, Manager
KRBI Radio
112 1/2 North Main Street
Le Sueur, MN 56058

Dear Bob,

The purpose of this letter is to thank you for your part in serving the communication needs of Le Sueur-Henderson High School and the community. KRBI provides a vital link for us to students, parents and everyone else in the Le Sueur, Henderson, and surrounding communities. Your cooperation in announcing upcoming events (sports, programs, concerts, conferences, etc.), emergency information (school closings, late starts, early releases, etc.) and reporting on school-related issues and events (elections, referendums, school board decisions and meetings, etc.) enables us to be a much more efficient and effective organization.

We know that our schools are very important parts of the Le Sueur and Henderson communities. We appreciate the important role that KRBI plays in our communities and with our schools.

Thanks for the service you provide for us and for being patient with us in getting information to you.

Sincerely,

A handwritten signature in cursive script that reads "David A. Johnson".

David A. Johnson
High School Principal

DJ/dm



Le Sueur Community Education

Park School RM 111, 5th and Swan Streets, Le Sueur, MN 56058 Phone 665-6244

June 3, 1991

Mr. Bob Johnson
112 1/2 N. Main St.
Le Sueur, MN 56058

Dear Mr. Johnson:

As another school year draws to a close, I would like to thank you and the KRBI staff for the many public service announcements that Le Sueur Community Education has received.

We have appreciated the promotion of our classes, trips, special events, and yes, cancellation notices due to bad weather! These announcements are worth several thousand dollars, but fortunately, they have been provided free of charge to us.

On behalf of Linda Good (Early Childhood Family Education Coordinator), Dorothy Johnson (Adult Basic Education Coordinator), and myself, thank you for the fine coverage you have given to our department.

Sincerely yours,

Arlys O. Graff, Ph.D.
Director



LE SUEUR STATE BANK

229 SO. MAIN

LE SUEUR, MINNESOTA 56058

(612) 665-6465

March 10, 1992

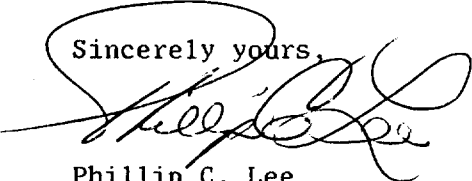
Robert Johnson, President
KRBI Radio
112 1/2 North Main Street
Le Sueur, MN 56058

Dear Bob:

I just wanted to drop you a line and let you know how much I appreciate you taking the extra time to spend with us in developing our radio advertising program. We both know how busy our schedules get and it is really helpful when you are willing to meet with me at an early morning hour to organize our program.

It is also well for you to know that we appreciate the helpfulness and cordialness of your staff in dealing with us. We especially appreciated the opportunity to record our staff members individually as part of our advertising campaign. It is this extra effort and personal attention that makes you a real asset to our community. Thank you, again.

Sincerely yours,



Phillip C. Lee
Vice President

PCL:mmh



112 SOUTH MAIN STREET
LE SUEUR, MINNESOTA 56058-1991

TELEPHONE 612/665-3371
FAX 612-665-3374

March 13, 1992

Mr. Bob Johnson
KRBI Radio
112½ North Main Street
Le Sueur, MN 56058

Dear Bob:

RE: Testimonial Letter

I have listened to and used the services of KRBI radio for years and have found the radio station to be both useful and helpful. The radio station does a good job in covering local sporting events; they have a reporter at every City Council meeting; and they are cooperative in encouraging and promoting the local service organizations. As the advertising director for Valley National Bank of Le Sueur, I work closely with Bob Johnson in developing our advertising strategy. I am also a Councilman for the city of Le Sueur and can personally attest to KRBI's fine coverage of the City Council meetings. Both Bob and Tammi Johnson are active in the community. I recently sat on a committee with Bob Johnson to promote the development of a 35-unit senior citizens housing complex in Le Sueur.

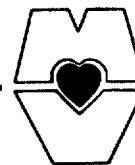
Sincerely,

L.P. Gisvold, Jr.
Senior Vice President

LPG:pa

Minnesota

Valley Memorial Hospital



June 4, 1991

Mr. Robert C. Johnson
KRBI Radio Station
112-1/2 N. Main Street
Le Sueur, MN 56058

Dear Bob:

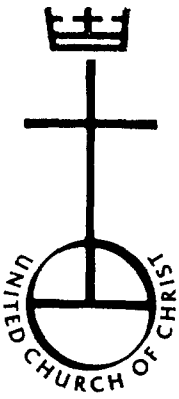
A note of appreciation and recognition for KRBI's contribution to not only the community's health care system, but the community at large. We continually hear how information has been acquired from the local radio which confirms that you are assisting us in meeting our needs in an efficient and timely fashion. As a customer, our experiences with KRBI and its staff are the best measure of how well you manage continuous quality service to Le Sueur and its residents.

Thank you for your commitment.

Sincerely,

Lynne M. Heidelbauer
Administrator

LMH:lch



Zion United Church of Christ

June 3, 1991

Rev. Robert F. Broeder, Pastor
Office: 665-6441
Home: 665-3023
Rev. Walter Fischer, Visitation Pastor
John McIlwain, Intern
Barbara Kley, Christian Education Assistant
Joyce Weber, Administrative Secretary
Judith Loewe, Financial Recording Secretary

To Whom It May Concern:

This letter is an affirmation of KRBI Radio.

KRBI Radio and its management seek to serve the communities of Le Sueur and St. Peter with timely information on what is happening in our area.

They are also an interested partner in helping to make this a great place to live.

In the near past, they have been a part of community radio-a-thons for worthy causes and provided free advertisements for special community events.

It is my pleasure to recommend their continued use of the airways.

Sincerely,

The Rev. Robert F. Broeder
Senior Pastor

RFB:jw

Anderson Law Office

108 SOUTH MAIN
LE SUEUR, MINNESOTA 56058-1990
TELEPHONE (612) 665-3349

ARTHUR E. ANDERSON
JAMES E. ANDERSON
JAMES O. SHOEMAKER

June 3, 1991

KRBI Radio Station
112½ North Main St.
Le Sueur, MN 56058

Attention: Robert Johnson

Dear Robert:

I have for sometime past intended to write to you to compliment you on the KRBI operation which you conduct here in Le Sueur. I have long found it a source of both information and entertainment. I particularly enjoy your dulcet tones and how you disseminate the news. The information gained is of importance to me in both my business and my personal life. I also enjoy the sports broadcast and other entertaining programs.

You and KRBI are to be complimented. I shall continue to have my radio tuned in on KRBI.

Best personal regards, I remain

Yours very truly,

ANDERSON LAW OFFICE

BY:  Arthur E. Anderson

AEA:kb

MODERN WOODMEN OF AMERICA
A Fraternal Life Insurance Society
ROCK ISLAND, ILLINOIS



1991

CHUCK FRAUENDIENST, FIC
District Representative
LIFE MEMBER, MILLION DOLLAR ROUND TABLE
NATIONAL SALES ACHIEVEMENT AWARD
NATIONAL QUALITY AWARD

137 WINDSOR DRIVE
P. O. BOX 83
LE SUEUR, MN 56058
PHONE: (612) 665-3225

March 10, 1992

Mr. Bob Johnson
KRBI Radio
112½ North Main Street
Le Sueur, MN 56058

Dear Bob:

Just a letter to compliment you on the fine job that you and KRBI Radio do in keeping us informed of community events, local sports activities, surrounding area news, and products and services available in the community.

I personally thank you for the fine job you do for me and Modern Woodmen in handling the advertising for my business. Your professionalism is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, reading "Chuck Frauendienst".

Chuck Frauendienst, F.I.C.
District Representative

June 1991

KRBI Radio Station has served the Le Sueur Co. Pioneer Power Assn. for the past 17 years. Pioneer Power is a non-profit organization and has been successful in reaching many people with the support of KRBI and Bob Johnson.

KRBI has also been a sponsor for the organization in parades, the local Farm Home Show and with radio spots. The staff at KRBI has also given useful suggestions on promotional ideas.

Bill Thelemann
President, L.S.C.P.P.A.